

APPROVED

**TOWN OF LANSING PLANNING BOARD
MEETING September 27, 2021
Via Zoom – Live on YouTube**

Board members Present:

Jerry Caward, Chair
Al Fiorille, Vice-Chair
Sandy Dennis-Conlon
Dean Shea
Deborah Trumbull
Dale Baker, Alternate
Thomas Butler, Alternate

Excused:

Lin Davidson
Larry Sharpsteen

Also Present:

C.J. Randall, Director of Planning John Zepko, Planner
Doug Dake, Town Councilman Joe Wetmore, Town Councilman

Public Present in Person:

Chair Jerry Caward opened the meeting at 6:30pm.

Chair Jerry Caward enacted alternates Tom Butler and Dale Baker as voting members due to the excused absence of two voting members.

Motion to approve the minutes from July 26, 2021 Planning Board Meeting as amended.

Moved by: Larry Sharpsteen Seconded by: Sandra Dennis-Conlon (Motion Carried)

Privilege of the Floor

Action Items:

Project: 168 Salmon Creek Rd & 184 Salmon Creek Road Lot Line Adjustment Determination

Applicants: Greg and Stacie Mastin

Location: 168 Salmon Creek Rd; Tax Parcel No. 27.-1-4.181 & 27.-1-4.14

Anticipated Board action(s) this month: Authorization to Planning Director to approve a lot line adjustment in excess of one acre of land.

Project Description: The Applicant is requesting to transfer ~2.89 acres of land from 184 Salmon Creek Road (27.-1-4.140) to the adjacent property located at 168 Salmon Creek Road (27.-1-4.181). The remaining lots will be ~1.11 acres and 3.94 acres in size respectively.

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39 **Project Submittals are located at:** <https://lfweb.tompkins->
40 [co.org/laserfiche/browse.aspx?repo=Lansing#?id=55623](https://lfweb.tompkins-co.org/laserfiche/browse.aspx?repo=Lansing#?id=55623)

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42 **Summary of Discussion:**

- 43 – The Planning Board had concerns over a replacement septic field.

44

45 **Motion to authorize the Director of Planning to execute the Lot Line Adjustment as proposed.**

46 Moved by: Dean Shea Seconded by: Tom Butler (Motion Carried)

47

48 **Discussion:**

49 **Review of draft local law entitled short-term property rentals.**

- 50 - The Planning Board members discussed including non-housing units such as RV's, tents,
51 glamping sites, houseboats, etc.
- 52 - The Planning Board would like to limit the impact to neighbors and neighborhoods, not regulate
53 everything that can be rented out.
- 54 - The Planning Board would like a letter sent to potential landlords informing them of the law and
55 their responsibilities.
- 56 - The Director of Planning explained the use and process of the program provided by the County.
- 57 - The Planning Board members discussed the time frame for short term rentals and
58 remuneration.
- 59 - The Planning Board would like the inspection checklist provided to landlords so they know what
60 is expected of them.
- 61 - The Planning Board members discussed the violations procedures. There are concerns that the
62 penalties are too severe.
- 63 - Violations should focus on life safety issues.
- 64 - The Planning Board will discuss a fee- possibly between \$50-\$100.
- 65 - The Planning Board would like adjacent property owners to be notified of the Short-Term Rental
66 property and be provided with contact information for the landlord.
- 67 - The Director of Planning will send the requested changes to Town Council and then forward
68 back to the Planning Board for review before the Town Board meeting.

69

70 **Review of draft local law providing for a temporary moratorium on certain land use** 71 **development and zoning reviews and approvals in the rural agricultural zone of the town of** 72 **lansing for a period of one year.**

- 73 - The Planning Board does not wish to have a moratorium emplaced.
- 74 - The moratorium would allow the Planning Board to revise the law separating the
75 Agricultural zone from the Rural Agriculture.
- 76 - There have been requests to include the L1, B1, and Major Subdivisions in the
77 moratorium.
- 78 - There are concerns over the assessment values of affected properties.

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- 79 - Councilperson, Joe Wetmore, suggested a postcard mailing to notify residence of the
80 moratorium.
81 - A moratorium may pose undue hardship to landowners.
82

83 Planning Report

- 84 - The Planning Board has concerns over the completeness of the Britton Woods
85 Subdivision. The Town Planner will follow up with the applicant.
86 - The Director of Planning explained the website and software upgrades the Planning and
87 Codes office have been reviewing.
88 - The next meeting will be held on October 25, 2021. The working meeting has been
89 cancelled.
90

91 Adjourned Meeting

92 Meeting adjourned at the call of the Planning Board Chair at 8:53pm.

93

94 Minutes Executed by Heather Dries.

95

96 Access to public documents are available online at:

97 **Planning Board Email** tolcodes@lansingtown.com

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99 **Town Website** <https://www.lansingtown.com>

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101 **Planning Board agendas, minutes & submittals** <https://www.lansingtown.com/town-docs>